



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-पुणे विभागीय पुरवणी

वर्ष - ४, अंक - ५]

मंगळवार, ३१ मार्च २०१५ / चैत्र १०, शके १९३७

[पृष्ठे ११

असाधारण क्रमांक - ५

प्राधिकृत प्रकाशन

नगर विकास विभाग

मंत्रालय, मुंबई - ४०० ०३२

दिनांक ३१ मार्च २०१५

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६

क्रमांक टीपीएस-१८१५/१२०४/१३/प्र.क्र.८७/१५/नवि-१३.— ज्याअर्थी, भारतीय संविधानाच्या अनुच्छेद २४३-त मधील खंड "ग" आणि महानगर नियोजन समिती (रचना व कामे) अध्यादेश, १९९९ नंतर याची जागा घेतली ते महाराष्ट्र महानगर नियोजन समिती (रचना व कामे) अधिनियम, १९९९ (१९९९ चा महाराष्ट्र अधिनियम क्रमांक ५) चे कलम २ (ग) मधील तरतुदीनुसार प्राप्त अधिकारांचा वापर करून महाराष्ट्र शासनाने नगर विकास विभाग क्रमांक टीपीएस-१८१५/१९९९/प्र.क्र. ८०/१९/नवि-१३, दिनांक २३ जुलै १९९९ ची अधिसूचना (यापुढे जिचा उल्लेख "उक्त अधिसूचना" असा करण्यात आला आहे) अन्वये उक्त अधिसूचनेसोबत परिशिष्टात नमूद केल्याप्रमाणे क्षेत्र "पुणे महानगर प्रदेश" म्हणून घोषित केले आहे (यापुढे ज्याचा उल्लेख उक्त "पुणे महानगर प्रदेश" असा करण्यात आला आहे);

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्रमांक २५) (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे) मधील प्रकरण क्रमांक ३ (क) मध्ये नागरी क्षेत्राच्या लगतच्या कोणत्याही क्षेत्रासाठी उक्त अधिनियमाचे कलम ४२-क अन्वये विकास क्षेत्र व कलम ४२-ग अन्वये सदर विकास क्षेत्राकरिता क्षेत्र विकास प्राधिकरण (Area Development Authority) स्थापन करण्याबाबतच्या तरतुदी अंतर्भूत करण्यात आल्या आहेत;

आणि ज्याअर्थी, शासनाच्या असे निर्दर्शनास आलेले आहे की, उक्त महानगर प्रदेशामध्ये वेगाने होत असलेल्या जलद नागरीकरणामुळे पुणे व पिंपरी-विंचवड महानगरपालिका व त्या क्षेत्रालगतच्या नागरी परिसीमांतील क्षेत्रामध्ये सुनियोजित विकास साध्य होण्याच्या दृष्टिकोनातून एक स्वतंत्र प्राधिकरण स्थापन करण्याची आवश्यकता आहे;

आणि ज्याअर्थी, उक्त महानगर प्रदेशाचा सुनियंत्रित विकास साधण्याच्या प्रयोजनार्थ उक्त पुणे महानगर प्रदेशामध्ये समाविष्ट असलेले क्षेत्र "विकास क्षेत्र" म्हणून घोषित करणे व या विकास क्षेत्रासाठी पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण नियुक्त करणे आवश्यक आहे, असे शासनाचे मत झाले आहे;

त्याअर्थी, आता उक्त अधिनियमातील प्रकरण ३ (क) मधील कलम ४२ नुसार प्रदान केलेल्या शक्तीचा वापर करून महाराष्ट्र शासन या अधिसूचनेद्वारे-

(अ) उक्त अधिनियमातील प्रकरण ३ चे कलम ४२-क चे उपकलम (१) व (२) मधील शक्तीचा वापर करून सोबतच्या अनुसूची "अ" मध्ये हड्डी व चतुर्सीमा निर्देशित केल्यानुसार उक्त पुणे महानगर प्रदेशामध्ये समाविष्ट असलेले क्षेत्र त्यातील लष्कराच्या अधिपत्याखालील पुणे, देहू व खडकी या तीन कटकमंडळाचे क्षेत्र वगळून उर्वरित क्षेत्र "पुणे महानगर विकास क्षेत्र" म्हणून घोषित करीत आहे.

(ब) उक्त अधिनियमातील प्रकरण ३-क चे कलम ४२-ग चे उपकलम (१) व (३) मधील शक्तीचा वापर करून उक्त पुणे महानगर विकास क्षेत्रासाठी अनुसूची "ब" मध्ये नमूद केलेल्या सदस्यांचा समावेश करून विकास प्राधिकरण गठीत करीत आहे. या विकास प्राधिकरणास "पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण" असे संबोधण्यात यावे.

(क) उक्त अधिनियमातील कलम ४२-च चे उपकलम (१) (ix) मध्ये नमूद शक्तीचा वापर करून नवनिर्मित पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरणाचे कामकाज सुरक्षीतपणे होण्यासाठी शासन खालीलप्रमाणे निर्देश देत आहे. --

(i) उक्त अधिनियमातील कलम ४२-च चे उपकलम (५) नुसार नवनिर्मित पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरणाचे कार्यालय पिंपरी-चिंचवड नवनगर विकास प्राधिकरण यांच्या कार्यालयामध्ये सुरु करण्यात यावे. जिल्हाधिकारी, पुणे यांनी सदरचे कार्यालय स्थापन होऊन त्याचे कामकाज सुरक्षीतपणे सुरु होईल असे पाहावे.

(ii) उक्त अधिनियमातील कलम ४२-च चे उपकलम (२) नुसार नवनिर्मित पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण हे नियोजन असल्याने, नियोजन प्राधिकरणाची सर्व कार्य व कर्तव्ये प्राधिकरणाने करावीत. तद्वतच उक्त नवनिर्मित पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण क्षेत्राच्या हद्दीतील विकास योजना तयार करण्याचे काम पिंपरी-चिंचवड नवनगर विकास प्राधिकरण यांच्यामार्फत करून घ्यावे.

(iii) (अ) उक्त अधिनियमातील कलम ४२-च चे उपकलम (१) (iii) नुसार नवनिर्मित पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरणाने त्यांच्या क्षेत्रातील विकास परवानगीसंबंधात तूर्त सहायक संचालक, पुणे शाखा, पुणे यांच्याकडून तांत्रिक अभिप्राय / सल्ला घ्यावा.

(ब) विकास परवानगीसंदर्भात छाननी शुल्क, अधिसूच्य आकारणी शुल्क, प्रशमन शुल्क व इतर प्रकारचे शुल्क "विकास निधी" या सदराअंतर्गत प्राधिकरणाने स्वतंत्र लेखाशीर्ष उघडून त्यामध्ये जमा करावे.

(क) उक्त अधिनियमातील तरतुदीनुसार जोपर्यंत उक्त प्राधिकरणाच्या क्षेत्रासाठी नव्याने विकास योजना तयार होत नाही तोपर्यंत पुणे जिल्ह्याच्या मंजूर प्रादेशिक योजनेचे प्रस्ताव त्यासोबतच्या विशेष नियमावलींसह, तसेच प्रादेशिक योजनेकरिता मंजूर झालेली विकास नियंत्रण व प्रोत्साहनात्मक नियमावली त्यामधील वेळोवेळी होणारे बदलांसह लागू राहील.

उक्तप्रमाणे स्थापन झालेल्या नवनिर्मित पुणे महानगर विकास क्षेत्राच्या हद्दी दर्शविणाऱ्या नकाशाची प्रत खालील कार्यालयात अवलोकनार्थ उपलब्ध आहे.

(१) जिल्हाधिकारी, पुणे

(२) मुख्य कार्यकारी अधिकारी, जिल्हा परिषद, पुणे

(३) संचालक, नगररचना, महाराष्ट्र राज्य, पुणे

(४) सहसंचालक, नगररचना, पुणे विभाग, पुणे, ७४/२, सहकारनगर, सारंग सोसायटी, पुणे-४११ ००९.

(५) सहसंचालक, नगररचना तथा सचिव, महानगर नियोजन समिती, विभागीय आयुक्तालय आवार, निवाडा शाखा, पहिला मजला, पुणे-१.

(६) पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरणाचे कार्यालय, नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशनजवळ, पुणे-३५

सदर अधिसूचना शासनाच्या www.maharashtra.gov.in या संकेतरथळावर तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांच्या www.dtp.maharashtra.gov.in या संकेतस्थळावर प्रसिद्ध करण्यात आली आहे.

अनुसूची "अ"

शासनाच्या नगर विकास विभागाकडील अधिसूचना क्रमांक टीपीएस-१८१५/१२०४/१३/प्र. क्र. ८७/१५/नवि-१३,
दिनांक ३१ मार्च २०१५

पुणे महानगर विकास क्षेत्र हे खाली नमूद चतुर्सीमांमध्ये असलेल्या पुणे जिल्ह्यातील मावळ व पुणे शहर तालुक्यांचे पूर्ण क्षेत्र, तसेच हवेली, भोर, दॉँड, शिरूर, मुळशी आणि खेड तालुक्यांतील काही भाग मिळून होईल.

पूर्व : शिरूर तालुक्यातील गणेगावखालसा, कोंडापुरी, कासारी, तळेगाव ढमढेरे, विड्लवाडी गावांची पूर्व हद्द ते भीमा नदी ते हवेली तालुक्यातील सांगवीसांडस, शिंदेवाडी, हिंगणगाव गावांची पूर्व हद्द ते मुळा-मुठा नदी ते दॉँड तालुक्याची नांदूर, बोराटेवाडी, सहजपूरवाडी गावांची पूर्व हद्द ते बोरीएंडी गावाची दक्षिण हद्द ते बोरीभडक गावाच्या दक्षिण हद्दीपर्यंत.

पश्चिम : मुळशी तालुक्यातील घुटाके गाव ते देवघर गावापर्यंतची पश्चिम हद्द ते मावळ तालुक्यातील पश्चिम हद्दीपर्यंत.

उत्तर : मावळ तालुक्यातील माळेगाव बुद्धक गावाची उत्तर हद्द ते खेड तालुक्यातील सावरदरी गावाची पश्चिम व उत्तर हद्द ते महालुंगे गावाची उत्तर हद्द ते आंबेटाण गावाची पश्चिम हद्द ते उत्तरेकडे भीमा नदी ते कडाची वाडी, रासे गावाची पूर्व हद्द ते केळगाव,

अनुसूची- "अ" -- चालू

च-होली खुर्द, धानोरे, सोळू व मरकळ गावांची उत्तर हद्द ते शिरूर तालुक्यातील आपटी गावाची उत्तर हद्द ते वाज्ञेवाडी गावाची पश्चिम व उत्तर हद्द ते पिंपळे जगताप गावाची उत्तर हद्द ते जातेगाव खुर्द गावाची पश्चिम व उत्तर हद्द ते भीमा नदी ते राऊतवाडी, बुरुंजवाडी, गणेगावखालसा गावांच्या पश्चिम व उत्तर हद्दीपर्यंत.

दक्षिण : हवेली तालुक्याची शिंदवणे गावापासून ते भिलारेवाडी गावापर्यंत दक्षिण हद्द ते गोगलवाडी गावाची पूर्व हद्द ते भोर तालुक्याची वेळू गावापासून पांडे गावापर्यंत पूर्व हद्द ते नीरा नदी ते गुंजवणी नदी ते खडकी गावाची पश्चिम हद्द ते माळेगाव गावाची दक्षिण, पश्चिम व उत्तर हद्द ते शिवगंगा नदी ते रांजेगावाची दक्षिण-पश्चिम हद्द ते हवेली तालुक्यातील कोंढणपूर गावाची दक्षिण हद्द ते हवेली तालुक्याची घेरा सिंहगड गावाची दक्षिण हद्द ते मालखेड, मांडवी बु., मांडवी खु., कुडजे व आगळंबे, आहिरे व कोंढवे धावडे या गावांची पश्चिम हद्द ते मुळशी तालुक्यातील भुकूम गावाची पश्चिम हद्द ते पिरंगुट गावाची दक्षिण हद्द ते उरवडे गावाची पूर्व व दक्षिण व पश्चिम हद्द ते आंबडवेट गावाची दक्षिण व पश्चिम हद्द ते घोटवडे गावाची पश्चिम व उत्तर हद्द ते चांदे माण गावाची पश्चिम हद्द ते टाटा तलाव (मुळशी तलाव) ते घुटाके गावाच्या पूर्व हद्दीपर्यंत.

अनुसूची "ब"

(शासनाच्या नगर विकास विभागाकडील अधिसूचना क्रमांक टीपीएस-१८१५/१२०४/१३/प्र. क्र. ८७/१५/नवि-१३,
दिनांक ३१ मार्च २०१५)

पुणे महानगर क्षेत्र विकास प्राधिकरणाची रचना

१.	पालकमंत्री, पुणे जिल्हा	..	अध्यक्ष
२.	अध्यक्ष, पुणे जिल्हा परिषद	..	पदसिद्ध सदस्य
३.	महापौर, पुणे महानगरपालिका	..	पदसिद्ध सदस्य
४.	महापौर, पिंपरी-चिंचवड महानगरपालिका	..	पदसिद्ध सदस्य
५.	सभापती, मावळ तालुका पंचायत समिती	..	पदसिद्ध सदस्य
६.	सभापती, हवेली तालुका पंचायत समिती	..	पदसिद्ध सदस्य
७.	सभापती, भोर तालुका पंचायत समिती	..	पदसिद्ध सदस्य
८.	सभापती, दौऱ तालुका पंचायत समिती	..	पदसिद्ध सदस्य
९.	सभापती, शिरूर तालुका पंचायत समिती	..	पदसिद्ध सदस्य
१०.	सभापती, मुळशी तालुका पंचायत समिती	..	पदसिद्ध सदस्य
११.	सभापती, खेड तालुका पंचायत समिती	..	पदसिद्ध सदस्य
१२.	अध्यक्ष, तळेगाव दाभाडे नगर परिषद	..	पदसिद्ध सदस्य
१३.	अध्यक्ष, लोणावळा नगर परिषद	..	पदसिद्ध सदस्य
१४.	अध्यक्ष, आळंदी नगर परिषद	..	पदसिद्ध सदस्य
१५.	आयुक्त, पुणे महानगरपालिका	..	पदसिद्ध सदस्य
१६.	आयुक्त, पिंपरी-चिंचवड महानगरपालिका	..	पदसिद्ध सदस्य
१७.	जिल्हाधिकारी, पुणे	..	पदसिद्ध सदस्य
१८.	मुख्य कार्यकारी अधिकारी, जिल्हा परिषद, पुणे किंवा त्यांनी नामनिर्देशित केलेले उपमुख्य कार्यकारी अधिकारी यांच्यापेक्षा कमी दर्जाचा नसलेले.	..	पदसिद्ध सदस्य
१९.	मुख्य कार्यकारी अधिकारी, पिंपरी-चिंचवड नवनगर प्राधिकरण	..	पदसिद्ध सदस्य

अनुसूची-“ब”--चालू

२०.	मुख्य अभियंता, महाराष्ट्र जीवन प्राधिकरण, पुणे किंवा त्यांनी नामनिर्देशित केलेले अधीक्षक अभियंता यांच्यापेक्षा कमी दर्जाचा नसलेले.	..	पदसिद्ध सदस्य
२१.	जमाबंदी आयुक्त तथा संचालक, भूमि अभिलेख, पुणे किंवा त्यांनी नामनिर्देशित केलेले उपसंचालक, भूमि अभिलेख, पुणे यांच्यापेक्षा कमी दर्जाचा नसलेले.	..	पदसिद्ध सदस्य
२२.	मुख्याधिकारी, तळेगाव दाभाडे नगर परिषद	..	पदसिद्ध सदस्य
२३.	मुख्याधिकारी, लोणावळा नगर परिषद	..	पदसिद्ध सदस्य
२४.	मुख्याधिकारी, आळंदी नगर परिषद	..	पदसिद्ध सदस्य
२५.	सहसंचालक, नगररचना तथा मुख्य कार्यकारी अधिकारी, पुणे महानगर क्षेत्र विकास प्राधिकरण, पुणे.	..	सदस्य सचिव

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

संजय सावंजी,

अवर सचिव, महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032

Dated 31st March 2015

NOTICE

Maharashtra Regional and Town Planning Act, 1966

No. TPS-1815/1204/13/CR-87/15/UD-13.— Whereas, the Government in Urban Development Department *vide* its Notification No.TPS.1899/1191/CR-80/99/UD-13, dated the 3rd July 1999, (hereinafter referred to as “the said Notification”), issued in exercise of the powers conferred by clause (c) of Article 243-P of the Constitution of India read with clause (c) of Section 2 of the Maharashtra Metropolitan Planning Committees (Continuance of Provisions) Act, 1999, certain area, in and around the City of Pune and Pimpri-Chinchwad Municipal Corporation, as specifically described in the Schedule-A appended to the said Notification has been declared as the “Pune Metropolitan Area” for the purposes of Part IX-A of the Constitution of India (hereinafter referred to as “the Pune Metropolitan Area”);

and whereas, for the purpose of securing planned development of areas surrounding urban areas, the State Government is empowered to declare any area as a Development area under Section 42-A of the said Act and for such development area the State Government is empowered to constitute the Area Development Authority under Section 42-C of the Chapter III-A of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”);

and whereas, it has been observed that the rapid urbanization is taking place in the peri-urban areas around Pune and Pimpri-Chinchwad Municipal Corporations necessitating an independent authority for controlling the developmental activities with proper infrastructure;

and whereas, Government is of the opinion that the said Pune Metropolitan Area, be declared as “Development Area” and further to constitute Area Development Authority for the said Development Area for its planned and orderly Development and for proper and effective implementation of Development Projects.

Now therefore, the Government of Maharashtra hereby *vide* this notification;

(a) in exercise of the powers conferred under sub-section (1) and (2) of Section 42-A of the said Act declares that, the area falling under the jurisdiction of the Pune Metropolitan Area,

as described in the Schedule-A attached with this notification excluding area of Pune, Dehu and Khadki Cantonment Boards to be the “Pune Metropolitan Development Area”.

- (b) in exercise of the powers conferred under sub-section (1) and (3) of Section 42-C of the said Act, constitute “Pune Metropolitan Regional Development Authority” consisting of the members as mentioned in Schedule-B, for the said “Pune Metropolitan Development Area”.
- (c) in exercise of powers conferred under Section 42-F (1) (ix) of the said Act issues following directives for the effective functioning of the “Pune Metropolitan Regional Development Authority”.
 - (i) As required under Section 42-F (5), the office of the “Pune Metropolitan Regional Development Authority” shall be established in the new building of PCNTDA (Pimpri-Chinchwad New Town Development Authority). The Collector, Pune is directed to see that “Pune Metropolitan Regional Development Authority’s” office is properly established and starts functioning with immediate effect.
 - (ii) The “Pune Metropolitan Regional Development Authority” shall be the Planning Authority as per Section 42-F (2) and shall perform all duties and functions of the Planning Authority. The Pune Metropolitan Regional Development Authority shall prepare-Development Plan within the said development area under the provisions of the said Act. Such Development Plan shall be prepared by the said Authority through the Pimpri-Chinchwad New Town Development Authority.
 - (iii) (a) As per the provisions made under Section 42-(F) (1) (iii) in order to enable the “Pune Metropolitan Regional Development Authority” to control the developmental activities in accordance with the Development Plan and Town Planning scheme in the said development area, technical support shall be rendered by the office of the Assistant Director, Town Planning, Pune till the formation of their own staff.
 - (b) All Development permission fees viz. scrutiny fee, premium charges, development charges, compounding charges etc. shall be deposited in the separate heads of Pune Metropolitan Regional Development Authority as “Development Fund”. The Authority shall open the separate account for this purpose.
 - (c) The development proposals and special regulations of the sanctioned Regional Plan along with Development Control and Promotion Regulations modified from time to time shall be applicable within the area till the finalisation of Development Plan for the said PMRDA area,

Plan showing the area and of Pune Metropolitan Development Area is available in following offices.–

- (i) Collector, Pune.
- (ii) Chief Executive Officer, Zilla Parishad Pune.
- (iii) Director of Town Planning, Maharashtra State, Pune.
- (iv) Joint Director of Town Planning, Pune Division, Pune. S.No. 74/2, Sahakar Nagar, Sarang Society, Pune 411 009.
- (v) Office of the Pune Metropolitan Regional Development Authority, At New Administrative Building, Near Aakurdi Railway Station, Pune-35.

This Notification shall also be made available on Government website-www.maharashtra.gov.in and website of Director of Town Planning Maharashtra State www.dtp.maharashtra.gov.in.

Schedule "A"**Accompaniment to the Government in Urban Development Department Notification bearing No. TPS-1815/1204/13/CR-87/15/UD-13, dated 31st March 2015**

The Pune Metropolitan Development Area shall comprise the whole of the area of Maval and Pune City taluka and parts of the Haveli, Bhor, Daund, Shirur, Mulshi and Khed taluka of Pune district within the following boundaries namely.–

East : Eastern boundary of village Ganegaon Khalsa, Koundhapuri, Kasari, Talegaon Dhamdhare, Vitthalwadi of Shirur Taluka continued along river Bhima Eastern boundary of villages Sangavi Sandas, Shindewadi Hingangaon of Haveli Taluka along river Mula-Mutha and Eastern boundary of village Nandur, Boratewadi, Sahajpurwadi of Daund taluka, Sourthern boundary of village Boriyendi to Southern boundary of village Boribhadak.

West : Western boundary of village Ghutake to village Deoghar of a Mulshi taluka continued North ward along Western boundary of Maval taluka.

North : Northern boundary of village Malegaon (Bu.) of Maval taluka continued East ward along Western and Northern boundary of village Sawardari of Khed taluka, Northern boundary of village Mahalunge along Western boundary of village Ambethan and thereafter along river Bhima, upto and along Eastern boundary of village Kadachiwadi and village Rase, Northern boundaries of village Kelgaon, Charholi Khurd, Dhanore, Solu and Markal, Northern Boundary of Charholi Khurd, Dhanore, Solu and Markal, Northen boundary of village Vajewadi, along Northern boundary of village Pimpale Jagtap to Western and Northen boundary of village Jategaon (Khu.) to river Bhima to Western and Northern boundary of villages Rautwadi, Burunjwadi, Ganegaon khalsa.

South : Southern boundary of village Shinddawa to Bhilarewadi of Haveli taluka, Eastern boundary of village Gogalwadi, Eastern boundary from village Velu to village Pande of Bhor taluka, along river Nira, river Gunjawani further continued along Western boundary of village Khadki, Southern, Western and Northern boundary of village Malegaon, river Shivranga, Sourthern and Western boundary of village Kondhanpur of Haveli taluka, Southern boundary of village Ghera Sinhagad of Haveli taluka, Western boundary of villages Malkhed, Mandavi (Bk.), Mandavi (Khu.) Kudje, Agalambe and Ahire, Kondhave Dhawade to Western boundary of village Bhukum of Mulshi taluka, Southern boundary of village Pirangut, Eastern Southern and Western boundary of village Uravade to Southern and Western boundary of village Ambadvet, Western and Northern boundary of village Ghotavade to Western boundary of village Chande, Man to Sourthern boundary of village Kusgaon p.m. to village Ajivli of Maval taluka, Southern boundary of village Shiroli of Mulshi taluka, Tata Lake (Mulshi Lake) and Eastern boundary of village Ghutake.

Schedule "B"**Accompaniment to the Government in Urban Development Department Notification bearing No. TPS-1815/1204/13/CR-87/15/UD-13, dated 31st March 2015**

Sr. No.	Member	Post
1	2	3
1	Guardian Minister of the Pune District	Chairman
2	President, Pune Zilla Parishad	Ex. Officio Member
3	Mayor, Pune Municipal Corporation	Ex. Officio Member
4	Mayor, Pimpri-Chinchwad Corporation	Ex. Officio Member
5	Chairman of Maval Taluka Panchayat Samiti	Ex. Officio Member
6	Chairman of Haveli Taluka Panchayat Samiti	Ex. Officio Member
7	Chairman of Bhor Taluka Panchayat Samiti	Ex. Officio Member

Schedule "B"

1	2	3
8	Chairman of Daund Taluka Panchayat Samiti	Ex. Officio Member
9	Chairman of Shirur Taluka Panchayat Samiti	Ex. Officio Member
10	Chairman of Mulshi Taluka Panchayat Samiti	Ex. Officio Member
11	Chairman of Khed Taluka Panchayat Samiti	Ex. Officio Member
12	President, Talegaon-Dabhade Municipal Council	Ex. Officio Member
13	President, Lonawala Municipal Council	Ex. Officio Member
14	President, Alandi Municipal Council	Ex. Officio Member
15	Commissioner, Pune Municipal Corporation	Ex. Officio Member
16	Commissioner, Pimpri-Chinchwad Municipal Corporation	Ex. Officio Member
17	Collector, Pune	Ex. Officio Member
18	Chief Executive Officer, Zilla Parishad, Pune or the person nominated by him not below the rank of Deputy Chief Executive Officer.	Ex. Officio Member
19	Chief Executive Officer Pimpri-Chinchwad Navnagar Pradhikaran.	Ex. Officio Member
20	Chief Engineer, Maharashtra Jeevan Pradhikaran, Pune or the person nominated by him not below the rank of Superintending Engineer.	Ex. Officio Member
21	Settlement Commissioner and Director of Land Record, Pune or the person nominated by him not below the rank of Deputy Director of Land Record.	Ex. Officio Member
22	Chief Officer, Talegaon-Dabhade Municipal Council	Ex. Officio Member
23	Chief Officer, Lonawala Municipal Council	Ex. Officio Member
24	Chief Officer, Alandi Municipal Council	Ex. Officio Member
25	Joint Director of Town Planning and Chief Executive Officer, PMRDA.	Member Secretary

By order and in the name of the Governor of Maharashtra,

SANJAY SAOJI,

Under Secretary to Government.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032

Dated 5th March 2015

NOTICE

Maharashtra Regional and Town Planning Act, 1966

No. TPS-1815/CR-56/15/EP Sanction/UD-13 :— Whereas, Lonavala Municipal Council (District Pune) (hereinafter referred to as “the said Council”) being the Planning Authority for the area under its jurisdiction (hereinafter referred to as “the said Planning Authority”) by its Resolution No. 32, dated 26th July 1988 made a declaration of intention under Section 38, read with sub-section (1) of Section 23 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to “the said Act”) to revise the Development Plan of entire area within its jurisdiction and the Notice of the such declaration was published in Maharashtra Government Gazette, Pune Divisional, Supplement, Part-1, dated the 25th August 1988 at page No. 1341;

and whereas, the said Council after carrying out survey of the entire area within its jurisdiction as required under Section 25 of the said Act, prepared and published the Second Revised Draft Development Plan of Lonavala Municipal Council area *vide* Resolution dated the 24th January 1994 and published a Notice to that effect in Maharashtra Government Gazette, Pune Divisional, Supplement, dated the 10th February 1994 at page Nos. 272 and 273, in accordance with the provisions of sub-section-1 of Section 26 of the said Act for inviting suggestions/objections from the general public;

and whereas, in accordance with provision of Section 30 of the said Act, the said Planning Authority is required to submit the Second Revised Draft Development Plan of Lonavala to the Government for sanction, the said Planning Authority neglected to perform its duty imposed upon it under the provisions of the said Act, in regard to submit the Second Revised Draft Development Plan of Lonavala to the Government for sanction within the specified time limit;

and whereas, in exercise of the powers conferred by sub-section 1 of Section 162 of the said Act, and all powers enabling in that behalf, the Government of Maharashtra appointed the Deputy Director of Town Planning, Head Office, Pune to be the Officer (hereinafter referred to as "the said Officer") for performing the duties of the said Planning Authority under Sections 27, 28, 29 & 30 of the said Act *vide* Order No. TPS-1896/751/CR-82/96/UD-13, dated the 23rd May 1996;

and whereas, after considering, the suggestions/objections received from the public to the proposal of the Second Revised Draft Development Plan the said Planning Authority has submitted the Second Revised Draft Development Plan of Lonavala (hereinafter referred to as "the said Development Plan") to the Government of Maharashtra for sanction on 6th February 1997 under Section 30 of the said Act after following the procedure as mentioned in the said Act;

and whereas, Government of Maharashtra has partly sanctioned the said Development Plan *vide* Notification No. TPS-1896/751/CR-82/96/UD-13, dated the 29th June 2005 excluding the substantial modifications which were published as EP-1 to EP-60 (hereinafter referred to as "the said Excluded Part") for inviting suggestions and/or Sections from the general public *vide* Notice No. TPS-1896/751/CR-82/A/96/UD-13 dated the 29th June 2005 which was published in the Maharashtra Government Gazette, Pune Divisional, Supplement, dated 28th July 2005 on pages No. 1272 to 1287 and the Deputy Director, Town Planning, Head Office, Pune was appointed as the Officer to give hearing and submit his report to the Government;

and whereas, Corrigendum No. TPS 1896/751/CR-82/96/UD-13, dated 28th September 2005 and Corrigendum No. TPS 1896/751/CR-82/96/UD-13, dated the 6th February 2006 were issued by the Government;

and whereas the said Officer after giving hearing in respect of the suggestions and/or objections received from the general public, regarding the said Excluded Part No. EP-1 to 22 has submitted his report to the Government *vide* letter dated the 24th March 2006;

and whereas, in accordance with sub-section 1 of Section 31 of the said Act, the Government of Maharashtra after consulting me Director of Town Planning, Maharashtra State, Pune has sanctioned, the part of the said Excluded Part of the said Development Plan, excluding the E.P. Nos. 5, 6, 7, 45, 47 and 51 *vide* Notification No. TPS 1896/751/CR-283/06/UD-13, dated the 18th August 2006;

and whereas, the said Act is further amended and the amendments are published in Maharashtra Government Gazette, dated 18th March 2014 and 23rd December 2014 and the amendment to the said Act have come into force from 4th October 2013;

and whereas, in accordance with the amended provision of Section 31(1) of the said Act *vide* Maharashtra Act No. XXXVIII of 2014 which has come into force with effect from 4th October 2013 the State Government is required to sanction the said Excluded Part E.P. Nos. 5, 6, 7, 45, 47 and 51 within one year, from the date of receipt of the report from the Officer appointed under Section 31(2) of the said Act or from the date on which the amended provision have come into force, whichever is later i.e. 4th October 2013;

and whereas, in accordance with the amended provisions of Section 148-A of the said Act *vide* Maharashtra Act No. XXXVIII of 2014, in computing the period, in relation to any Development Plan,

Regional Plan or Scheme under the provisions of chapter II, III, IV and V of the said Act, the period or periods during which any action could not be completed under the said chapters, due to enforcement of any code of conduct by the Election Commission of India or the State Election Commission in respect of any election shall be excluded;

and whereas, such prescribed one year time limit is still in existence excluding the periods of Model Code of Conduct;

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and all the other powers enabling it in that behalf, the Government of Maharashtra, after consulting the Director of Town Planning, Maharashtra State, Pune hereby :-

(a) Sanctions the said Excluded Part Nos. 5, 6, 7, 45, 47 and 51 of the said Development Plan as specified in the schedule "A" appended hereto;

(b) Fixes the date of the publication of this Notification in the Maharashtra Government Gazette to be the date on which the said Excluded Part Nos. 5, 6, 7, 45, 47 and 51 as described in the Schedule "A" shall come into force;

(c) Extend the time limit of sanctioning the said Excluded Part under Section 31(1) of the said Act up to the date of this Notification.

Copy of the Plan showing the aforesaid Excluded Part Nos. 5, 6, 7, 45, 47 and 51 as sanctioned by the State Government shall be kept open for inspection by the general public during working hours for a period of one year in the office of the Lonavala Municipal Council (District Pune) on all working days.

This Notification shall also be made available on Government Website - www.maharashtra.gov.in and on Website of the Director of Town Planning, Maharashtra State www.dtp.maharashtra.gov.in

SCHEDULE - A

DEVELOPMENT PLAN OF LONAWALA (Second Revised)

SCHEDULE OF SUBSTANTIAL MODIFICATIONS SANCTIONED BY GOVERNMENT UNDER SECTION 31(1) of
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

(Appended to Government Notification No. TPS-1815/CR-56/I5/EP Sanction/UD-13, dated 5th March 2015)

Sr. No.	Proposal as per Draft Development Plan published under Section 26 of the Maharashtra Regional & Town Planning Act, 1966	Proposal of Draft Development Plan submitted by Planning Authority to the Government for sanctioned under Section 30 of the Maharashtra Regional & Town Planning Act, 1966	Description of proposed substantial modifications as published by Government under Section 31(1) of the Maharashtra Regional & Town Planning Act, 1966 (vide notice dated 29th June 2005 and Corrigendum dated 28th September 2005 and 6th February 2006)	Decision of Government on proposed substantial modifications under Section 31 (1) Maharashtra Regional & Town Planning Act, 1966
1	2	3	4	5
EP-5	Congested area as shown on Plan.	The land bearing R. S. Nos. 1 and 2 Tungari, S. Nos. 146 (pt.), 160, 162 etc. Tungari and S. Nos. 153, 320 of Lonavala are proposed to be excluded from congested area. The Decision regarding this proposed modification is kept in abeyance.	The land bearing R. S. Nos. 13 to 26, 221 etc. of village Lonavala are proposed to be excluded from congested area. The Decision regarding this proposed modification is kept in abeyance.	The boundary of the congested area is re-instated as per Plan published under Section 26 of the Maharashtra Regional & Town Planning Act, 1966.
EP-6	Congested area as shown on Plan.	The land bearing R. S. Nos. 13 to 26, 221 etc. of village Lonavala be included in congested area as shown on Plan.	The land bearing R. S. Nos. 13 to 26, 221 etc. of village Lonavala are proposed to be excluded from congested area. The Decision regarding this proposed modification is kept in abeyance.	The boundary of the congested area is re-instated as per Plan published under Section 26 of the Maharashtra Regional & Town Planning Act, 1966.
EP-7	Congested area as shown on Plan.	The lands bearing S. Nos. 125 (pt.), 126(pt.) Thomrewadi, S. No. 266 Lonavala be included in congested area as shown on Plan.	The lands bearing S. Nos. 125 (pt.), 126 (pt.) Thomrewadi, S. No.266 of Lonavala are proposed to be excluded from congested area. The Decision regarding this proposed modification is kept in abeyance.	The boundary of the congested area is re-instated as per Plan published under Section 26 of the Maharashtra Regional & Town Planning Act, 1966.
EP-45	S. Nos. 59, 93 of Bhushi included in No Development Zone.	S. Nos. 59, 93 of Bhushi included in No Development Zone.	S. Nos. 59, 93 of Bhushi are proposed to be shown as Reserved Forest.	Sanctioned as proposed under Section 31 (1) of the Maharashtra Regional & Town Planning Act, 1966.
EP-47	S. Nos. 46, 47, 49, 50, 52, 53 (all parts) Khandala are included partly in Expressway & partly in Residential Zone	S. Nos. 46, 47, 49, 50, 52, 53 (all parts) Khandala are included partly in Expressway & partly in Residential Zone	S. Nos. 46, 47, 49, 50, 52, 53 (all parts) Khandala are proposed to be deleted from Residential Zone and included in No Development Zone.	Sanctioned as proposed under Section 31 (1) of the Maharashtra Regional & Town Planning Act, 1966.

EP-51 S. No. 46 (pt.) Khandala S. No. 46 (pt.) Khandala near Site No. near Site No. 13 Point 13 Point is included partly in Site No. 13-A as shown on Plan. Hearing to be given to Forest Department.

is included partly in Expressway & partly in Residential Expressway & partly in Zone.

Residential Zone.

Land bearing S. No. 46 (pt.) Khandala near Site No. 13 (Point) is proposed to be reserved for "Parking" as Site No. 13-A as shown on Plan. Hearing to be given to Forest Department.

Sanctioned as proposed under Section 31(1) of the Maharashtra Regional & Town Planning Act, 1966. NOC from Forest Department shall be obtained by Municipal Council before commencing the work.

By order and in the name of the Governor of the Maharashtra,

SANJAY SAOJI,

Under Secretary to Government.